



Your dream home... now at your dream price!

AN OPPORTUNITY TO JOIN **THE COMMUNE**



A part of **The Village** Township







ZRICKS



- > A Villa in a friendly budget to suit your needs...
- > A Villa in a 40 acre gated community with 72% open space...
- > A Villa right next to a 30,000\* sq.ft clubhouse...
- > A Villa right next to a proposed internationally branded star hotel...
- > A Villa close to every comfort & convenience you could think of...
- > A Villa developed by a premium developer with an international collaboration...
- > A Villa in a highly happening location, with prospects of great future appreciation...
- > A Villa that is vastu compliant and environment friendly...





ZRICKS.COM

My  
**Dream Villa**  
at my dream price





**VILLAS** for just

₹ **52** Lakhs  
onwards







ZTRICKS





ALLOW US TO INTRODUCE TO YOU

# THE **COMMUNE**

VILLAS REDEFINED

A collection of attached villas set amidst a premier gated community on OMR, this 40 acre landscaped project, is a part of the Village Township, promoted by Phoenix Hodu Developers. The Master Plan was conceptualized by award winning Architect Prof. Cox of Australia. Naturally... there is no dearth of amenities and utilities; including a 30,000\* sq.ft Club house.





# Villas On Offer

1801 - 1826 sq.ft.



ASTER

**East Facing villa:** Semi attached - 1,801 sq.ft. - 1826 sq.ft.  
Attached - 1801 Sq.ft. - 1826 Sq.ft.

**West Facing villa:** Semi attached - 1,801 sq.ft. - 1826 sq.ft.  
Attached - 1,801 sq.ft. - 1826 sq.ft.





1561 - 1581 sq.ft.



TULIP

East facing villa: Attached: 1,561 sq.ft. - 1581 sq.ft.

West facing villa: Attached: 1,561 sq.ft. - 1581 sq.ft.

1234 - 1241 sq.ft.



IRIS

East facing villa: Attached: 1,234 sq.ft. - 1241 sq.ft.

West facing villa: Attached: 1,234 sq.ft. - 1241 sq.ft.





# Why invest in THE COMMUNE?

## SUPERIOR DESIGN

Master Plan Conceptualized by International Award winning Architect Prof. Cox, of Australia.

Project Master Plan conceptualized by Prof. COX from Australia



## TRUSTWORTHY DEVELOPERS

Project Developed by Industry Leaders from Hyderabad & Israel. Built over 15 million Sq.ft. of Residential and Commercial space.



## SPACIOUS

40 acres with 72% open space for healthy & stress-free living



## DESIGNED FOR LEISURE

Gym, Spa, Swimming Pool, Badminton & Squash courts, Movie lounge



## DESIGNED FOR A HEALTHY LIFESTYLE

Lawn, Jogging tracks, Children's play area, Yoga centre



Proposed Internationally Branded Star Hotel coming up within the premises in the Future







# Why invest in THE COMMUNE?

## DESIGNED FOR FUTURE APPRECIATION

Situated near Siruseri IT Park & Chettinad Health City, facilities like schools, colleges like Hindustan, SSN etc., many developments like Japanese Township, Sports city & Health city within a few Kms.

## OneHub

### Chennai

A Japanese Township coming up within the vicinity

## DESIGNED WITH CARE

100% power back up, dedicated RO plant, Vaastu compliant



## DESIGNED FOR SECURITY

Hi-tech security & vigilance gadgets to be used, 24 x 7



## DESIGNED FOR CONVENIENCE

Clinic, Creche, Parks



## PEACE OF MIND

Clear papers & DTCP approval





30,000 Sq.ft. Clubhouse







# Amenities that enhance your lifestyle



SPA



Swimming Pool



Gym



Children Games



Movie Lounge



Yoga Centre

30,000\* Sq.ft Clubhouse | Gym | Spa | Swimming Pool | Movie Lounge | Yoga Centre | Children Games | Indoor Games

100% DG Back Up For Common Amenities and Street Lights | Treated Water Supply | STP

Rain Water Harvesting | Well Laid Black Top Roads | Landscaped Avenues | Wide Walk Ways with Street Lights

\*Amenities are part of The Village township

\*Excluding 40,000 Sq.ft. for the proposed Internationally Branded Star Hotel



**40** acres

**72%** open space

Experience healthy &  
stress-free living

COM<sup>THE</sup>MUNE  
VILLAS REDEFINED



ZRICKS.COM





# Proposed Internationally Branded Star Hotel

inside the gated community



HOTEL WITH WORLD-CLASS STANDARDS



A PART OF  
THE VILLAGE  
TOWNSHIP





DAV Public School

Sri Sathya Sai Medical College Hospital



Airport

Velachery - Tambaram Road

Tambaram

Railway Track

Pallavaram

Vandalur - Kelambakkam Road

Mambakkam

Ponmar

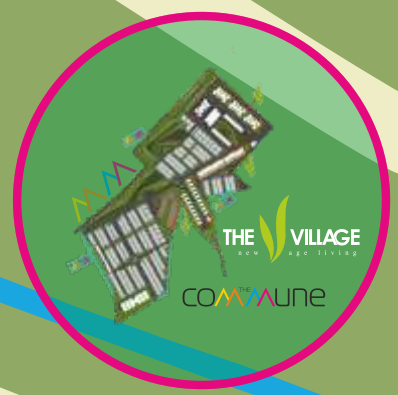
Thiruporur Junction

SSN University



Thiruporur Temple

Kalavakkam lake



Kelambakkam  
OMR Road

Chettinad Health City



ZRIK

SIPCOT IT Park

Coromandel Mall  
ETA Technopark  
Rotary Building

Sholinganallur

Global Hospitals



Sathyabama University

Accenture

Wipro

Thoraipakkam

CTS

Lifeline Hospital



Ascendas Taramani

Tidel Park

Mahabalipuram

Old Mahabalipuram Road

OMR Road

Asiana Hotel

TCS

Infosys

Fortune Hotel

Satyam

OMR Road

HCL

East Coast Road (ECR)

Buckingham Canal

Bay of Bengal



# KEY DISTANCES FROM

## COMMUNE

### HOSPITALS

	In minutes	In Km's
Chettinad Health City	10	6.9
Global Hospital	36	21.7
Apollo Life Line Hospital	42	26.1

### COLLEGES

	In minutes	In Km's
Hindustan University	11	7.5
Mohammed Sathak (Teacher Training College)	30	19.2
Fomra Institute of Technology	9	4.2
PSB Polytechnic	3	2.5
SSN Engineering College	4	2.2
Sathyabama University	27	16.2
Jeppiar SSR Engineering College	27	15.9

### SCHOOLS

	In minutes	In Km's
Jaganath Vidyalaya - CBSE	5	4.1
Gate Way International School	16	9.5
Maharishi (MAMBAKKAM)	24	15.9
Velammal Vidyashram	18	13.7
Delhi Public (KANDIGAI)	26	18.9
ST Marys Matriculation School	7	5.6
Bhuvana Matriculation School	10	6.4

### HOTELS

	In minutes	In Km's
Southern Residency	8	5.7
Asiana	26	15.3
Aloft	32	18.9
Novotel	17	11
Maria Chettinad Hotel	21	12.8

### CINEMA HALLS

	In minutes	In Km's
AGS Cinema	22	13.1
Mayajaal Multiplex	23	16

### IT HUB

	In minutes	In Km's
Siruseri IT Park	15	9.6
Tidel Park	53	29.2
Scope International	36	19.9

### SPORTS

	In minutes	In Km's
Khel Sports Academy	11	6.9
AKDR Golf Village	39	28.7

### PLACE OF WORSHIP

	In minutes	In Km's
Sidhi Vinayakar Temple	41	25.3
Arulmigu Kandhasamy Temple	4	2.5

### TRANSPORT

	In minutes	In Km's
Kelambakkam Bus Terminus	8	5.8

### BANK & ATM'S

	In minutes	In Km's
IOB	10	7.6
HDFC	8	7
Axis	12	9
IOB - ATM	7	6.5
KVB - ATM	9	5.8
ICICI	8	7

### SHOPPING

	In minutes	In Km's
Naturals Salon	8	7
Kandan Super Market	3	2
Nilgiris	7	6.5
Durga Gold City	2	1.4

### LAW & ORDER

	In minutes	In Km's
Thiruporur Police Station	4	2.6

Bus stop just outside the Village Township  
Buses every 10 minutes, Ample share autos plying in the area



# Specifications

## INFRASTRUCTURE

**Framed Structure:** RCC framed structure to withstand wind & seismic loads

**Super Structure:** 8" thick solid blocks for External walls and 4" thick solid blocks for internal walls

## JOINERY WORK

**Main Door:** Teak wood frame with Teak veneer flush shutter with melamine polish

**Internal Doors:** Teak Wood frame with flush shutters finished in veneer and polish.

**Utility and Toilet Doors:** Teak Wood frame with flush shutter finished in veneer or skin door shutter.

**Windows & Ventilators:** UPVC window and ventilators.

## FLOORING

Vitrified Tiles for all living areas including bedrooms

Laminate Wooden flooring for Master bedroom

Anti-skid ceramic tiles in all toilets, utility and balconies.

Ceramic tiles for dado in all toilets, kitchen and utility-dado in toilets upto 7 feet height.

Skirting same as the flooring in all areas

Internal staircase-Granite or Marble

Interlocking Pavers in car park area

## KITCHEN

Granite counter top

SS Sink with drain board

## PAINTING

**External:** Weather proof exterior emulsion paint

**Internal:** Premium Emulsion paint with putty

## TOILET & SANITARY

Wall hung W/C with concealed cistern – Hindware / Jaguar or eq.

Wash basins - Hindware / Jaguar or eq.

Hot / cold mixtures in showers.

All CP fittings – Hindware / Jaguar or eq.

## DG Back Up

All lights, Fans and Fridge points upto 1 KVA load in single phase.

## ELECTRICAL

Switches, Legrand or equivalent, wires copper multistrand of Polycab or equivalent.











# Who is behind The COMMUNE?

The Commune is promoted by Phoenix Hodu Developers

Phoenix Hodu Developers Pvt. Ltd. is a Joint Venture between Phoenix Group, Hyderabad and Hodu Holdings, Israel. The JV results in a fine blend of international expertise and local experience. Phoenix is a corporate conglomerate with business interests in Realty, Power, Mining and Automobiles. Phoenix Group and its promoters have implemented over 7 million sq. ft of high quality construction and another 10 million sq. ft is under progress. It is widely acclaimed for projects such as Halcyon, Golf Edge, Hanging Gardens and Avance Business Hub - the prestigious IT-SEZ in Hyderabad.



The Commune is part of **THE**  **VILLAGE** township.  
new age living



**The-Village** is a 40 acre gated community at OMR, Kalavakkam with 72% open space. The Master Plan has been conceptualized by Prof. Cox of Australia keeping in mind values like healthy & stress-free living including a 30,000\* sq.ft. Club House.



\*Excluding 40,000 Sq.ft. for the proposed Internationally Branded Star Hotel

\*Amenities are part of The Village township



**RANGE OF VILLAS & APARTMENTS AT THE VILLAGE**



**VILLAS**



**ATTACHED VILLAS**



**PREMIUM GARDEN APARTMENTS**



**HIGH RISE APARTMENTS**



**ACTUAL IMAGES OF THE VILLAGE**



**ENTRANCE**



**DRIVE WAY**



**ISLAND GARDEN**



**LUXURY VILLAS**



**PROUD OWNERS OF THE VILLAGE**

“We evaluated several premium housing projects on the OMR and even almost finalized on one such project two years ago; however after we saw the "The Village" we changed our decision and opted for the Attached Villa. None of the other projects that we saw came anywhere close to "The Village" in terms of the quality, design and the finish, besides the truly world class amenities. As we are about to take possession of our Attached Villa, we are delighted with our experience with the management team and the staff who have always been courteous, transparent and accommodative. I will strongly vouch for their credentials.”

**Mr. & Mrs. Mohan Rajamani**  
CEO of an Executive Search Firm

**HOUSE WARMING CEREMONY**



**Mr. Kevin James**

“A true VILLAGE amidst the concrete jungle.....Thanks to the team for delivering a serene and private yet secured home with state-of-the-art facilities.”



**Mr. Karthikeyan and family**  
Head - Resourcing, Leading Bank



**Mr & Mrs. Karthikeyan**





# Projects by **PHOENIX** *Forever*



Golf Edge winner of the  
"Best Residential  
Project  
in the Luxury  
Segment"-  
Hyderabad City



Halcyon - Hyderabad



Golf Edge - Hyderabad



Avance Business Hub (IT SEZ)  
Hyderabad



The Village,  
Chennai



Phoenix Infocity  
(IT SEZ)  
winner of  
"The best business  
model SEZ" in India  
awarded by the  
Government of India



# Projects by **HODU** ventures

**COM**THE**MUNE**  
VILLAS REDEFINED



Gindi Gardens



Sarona



One & Only



Grand Gindi

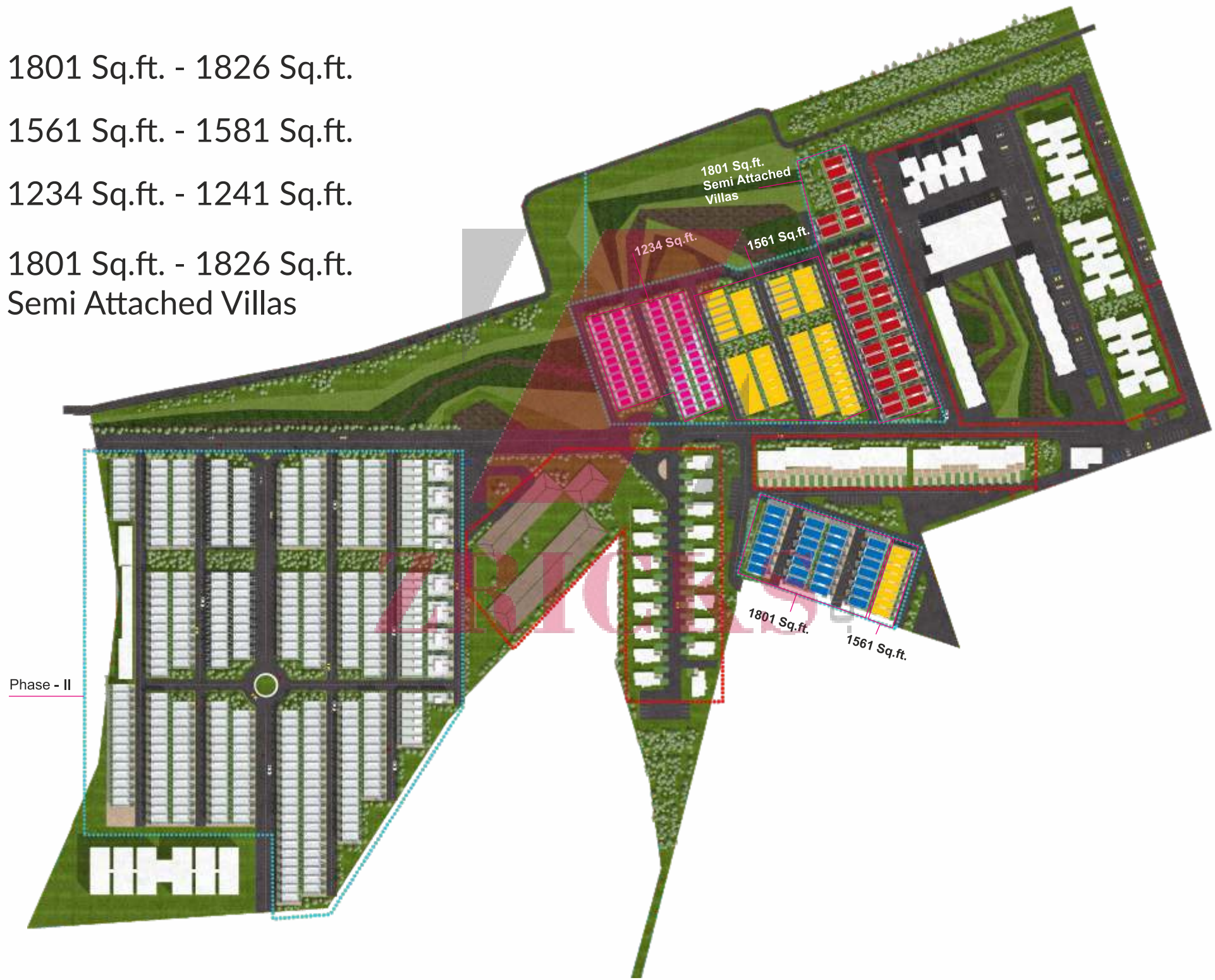
and many more...





# Master Layout

- 1801 Sq.ft. - 1826 Sq.ft.
- 1561 Sq.ft. - 1581 Sq.ft.
- 1234 Sq.ft. - 1241 Sq.ft.
- 1801 Sq.ft. - 1826 Sq.ft. Semi Attached Villas





ASTER: 1801 Sq.ft. - 1826 Sq.ft.

Attached Villa  
West Facing



FIRST FLOOR





ASTER: 1801 Sq.ft. - 1826 Sq.ft.

Semi - Attached Villa  
West Facing



FIRST FLOOR



ASTER: 1801 Sq.ft. - 1826 Sq.ft.

Attached Villa  
East Facing



FIRST FLOOR





ASTER: 1801 Sq.ft. - 1826 Sq.ft.

Semi - Attached Villa  
East Facing





TULIP: 1561 Sq.ft. - 1581 Sq.ft.

Attached Villa  
West Facing



FIRST FLOOR









IRIS: 1234 Sq.ft. - 1241 Sq.ft.

# Attached Villa

West Facing

Option 1

Option 2





IRIS: 1234 Sq.ft. - 1241 Sq.ft.

Attached Villa  
East Facing



FIRST FLOOR





COM<sup>THE</sup>MUNE  
VILLAS REDEFINED

Project by:

**PHOENIX** **HODU**  
*Forever* ventures

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